

Target Property Management
2215 Old Marlton Pike East
Suite A
Marlton, NJ 08053

Set your “Sites” on TARGET

If you have ever had doubts about the quality of service delivered by your current vendors or Management Company, you may have good reason.

For example:

Does your current management company offer you the convenience of paying your association fee on line rather than having to send payment in mail (at no additional cost to homeowner – and no more stamps)?

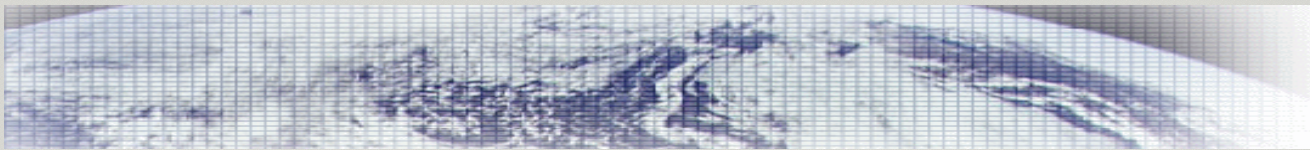
- We do - please go to www.cabanc.com to register. If you need more information - please contact us.
- ◆ Does your current management company offer you 24-hour, emergency response service, with all its Managers equipped with a 24-hour pager?
- ◆ How strictly do they enforce your policies in delinquency processing, violations of your rules & regulations, and architectural controls?
- ◆ Do they demonstrate their expertise by assisting you in all the aspects of maintaining your community?
- ◆ Do they tailor their operations to meet your needs or must you alter your operations to accommodate theirs?
- ◆ Do they have the ability to offer you the choice of on site management or portfolio management from their office location with cost comparisons for each approach?
- ◆ Does your current management company have a team of professionals on staff ready to assist your Association?
- ◆ Do they have an affiliated maintenance team of skilled labor standing by to assist your association with low cost alternatives to costly building and maintenance repairs?

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CONTACT INFORMATION

Target Property Management
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COMPANY

Target Property Management is a privately held company that was founded in 1998 on the philosophy of providing professional management services of the highest caliber at a reasonable cost to community associations.

Homeowners and Condominium Association Management demand a unique blend of physical management, legal compliance, budgetary control, and financial management; all administered with an understanding of people and the importance of their homes and community.

Our entire staff is professionally trained to provide comprehensive service in the financial management, physical maintenance and administration. We seek to deliver tested methods and resources to address the needs of your community associations and to help create and/or implement new techniques to bring about desired results

In today's real estate market, professional property management can be the difference between making or losing money on your investment in your home. We have the personnel and services to operate your community profitably and professionally.

The objective of Target is to develop a customized management system, including the placement of a competent management team, using procedures, systems and reporting schedules, which have been proven most successful within the industry. In today's world a standardized and "canned" systems, Target stands out as a leader in providing a flexible, affordable and, most importantly, an effective plan to meet your management needs.

Carri Alper, President of Target Property Management has been in real estate management, marketing, and development since 1985. She has a degree in Business Administration and also holds several licenses, which include a state certified appraisal license, a real estate salespersons license, and is a registered contractor with the State of New Jersey. She has worked in real estate management on both the development side and the management side for firms such as Prudential Relocation, Weichert Realtors, K. Hovnanian Enterprises, Signature Homes and Wentworth Property Management. Although Carri oversees the company's marketing efforts, her primary focus is the daily management of our management team and the company's infrastructure. Through her experience in real estate development, she was able to create a niche for the company managing new communities from DCA submission through transition to the homeowners and beyond.

Target Offers:

- ❖ Financial Experts
- ❖ Construction & Maintenance Experts
- ❖ Competitive Fees
- ❖ 24-hour Emergency Response Services
- ❖ Since 1998 Target Property Management has been serving the Delaware Valley
- ❖ On-Site or Off-Site Management Programs
- ❖ Start-Up and Consulting Services for Developers
- ❖ Consulting and Financial Services for Self-Managed Communities

SERVICES

Physical Management

Target Property Management offers building and ground maintenance as well as operations management services to meet your association's needs. We are the best at what we do and will provide your association with the support you need and require.

Administrative Services

Target Property Management offers communications, meeting coordination and general administrative services regardless of the size of your association. We are always striving to support the needs and requirements of your association and ensure that all administrative services exceed expectations.

Financial Management

Target Property Management offers collection and delinquency processing, disbursements, budgeting and cash management, audit and tax preparation, and reporting services in addition to a variety of other financial services. We will do all we can to support your association in managing your finances and ensuring success.

VALUE

Target Property Management brings solid value to all our clients through our strong relationships and careful and precise management of all your association needs. We always make sure that we put your needs and requirements as our top priority to ensure value to you, our customer, to the fullest extent.

We have an interactive website that you can access to obtain information about your community. We offer online banking and also accept credit card payments and ACH debit payments. Our main website address is: www.targetpm.com

YES. I would like to receive information about Target Property Management services available to us. Please send me information about "TARGET".

Name: _____

Title: _____

Association Name: _____

Address: _____

City: _____

State & Zip Code: _____

Office Phone: _____

Fax Phone: _____

Email: _____

TYPE OF ASSOCIATION:

Condominium Homeowners Association

Apartment Complex Active Adult Community

Other: _____

Number of Units: _____

STYLE:

Garden Townhouse Single Family

High Rise Number of Stories: _____

AMENITIES:

Clubhouse Pool Tot Lot Basins

Other: _____

GOVERNANCE:

Number of Meetings per Year: _____

Number of Board Members: _____

Is this part of an Umbrella Association?: Yes No